

solid waste will accumulate to a greater degree in urban growth areas and will decrease in non-urban areas. Transportation facilities, storm drainage, and energy consumption may increase in urban growth areas and decrease in areas of preservation or open space.

E. Pollution

The extent of pollution such as smog, dust, odors, smoke, noise, and water will concentrate to a greater degree in areas of heavy urban growth and may even affect non-urban areas. Areas of open space will often be free from pollutants such as noise.

EXISTING SOCIAL ENVIRONMENT

A. Community Facilities and Services

The demand for community facilities and services will increase in areas of heavy density and decrease in other areas.

B. Employment centers and commercial facilities

Such facilities will be separated from places of residence creating longer commuting times for some people. Congestion, pollution, and other degradable characteristics will be lessened by this separation.

C. Character of community

The socio-economic and racial character of the community may change. Separation of land uses tends to create more communal use of facilities, and brings people of all races closer together.

AESTHETIC ENVIRONMENT

This plan will attempt to preserve the good amenities of a community and will attempt to eradicate bad amenities. A planned community, as a whole, will preserve natural and scenic beauty, wildlife, vegetation, soils, water, his-